



PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page www.TorranceCA.Gov.

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.
[28CFR 35.102-104 ADA Title II]

HOURS OF OPERATION

Monday through Friday from

7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.

City Hall will be closed:

Friday, December 13 and 27, 2013

Tuesday, Dec. 24, 2013 (Christmas Eve)

Wednesday, Dec. 25, 2013 (Christmas Day)

Tuesday, Dec. 31, 2013 (New Years Eve)

Wednesday, January 1, 2014 (New Years Day)

CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS
CITY HALL, 3031 TORRANCE BOULEVARD
TORRANCE, CALIFORNIA 90503

WEDNESDAY, DECEMBER 18, 2013

7:00 P.M.

"Happy Holidays"

AGENDA

- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
- 4. REPORT ON POSTING OF AGENDA**
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Thursday, Dec. 12, 2013.
- 5. APPROVAL OF MINUTES:** November 20, 2013
- 6. REQUESTS FOR POSTPONEMENTS**
- 7. ORAL COMMUNICATIONS FROM THE PUBLIC #1**
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
- 8. TIME EXTENSIONS**
- 9. SIGN HEARINGS**

ROLL CALL: _____ Polcari _____ Skoll _____ Watson _____ D'anjou _____ Gibson _____ Chairperson Rizzo

10. CONTINUED HEARINGS

- A. PRE13-00008: JEFF LYONS (WAY AND WENDY WONG)
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing single family residence on property located within the Hillside Overlay District in the R-1 Zone at 5714 Clearsite Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15301(e) – Existing Facilities. (Res. No. 13-049)

11. WAIVERS

- A. WAV13-00008: WILL BASILIO (CLINT AND YVONNE FISHER)
Planning Commission consideration for approval of a Waiver of the side yard setback requirement to allow a first story addition on property located within the Hillside Overlay District in the R-1 Zone at 22228 Redbeam Avenue. This project is Categorically Exempt from CEQA per Guidelines Section 15305(a) - Minor Alterations in Land Use Limitations and 15301(e) – Existing Facilities. (Res. No. 13-054)

12. FORMAL HEARINGS

- A. CUP13-00028: INTEGRATED LIFE, LLC (CARPENTER CENTER, LLC)
Planning Commission consideration for approval of a Conditional Use Permit to allow the operation of a tutoring and habilitation center for adults with development disabilities on property located in the C3-PP Zone at 2822-2824 Sepulveda Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 13-055)
- B. CUP13-00030: SAMMY SON (CARPENTER CENTER, LLC)
Planning Commission consideration for approval of a Conditional Use Permit to allow a restaurant with seating serving shaved ice, frozen yogurt, and beverages on property located in the C3-PP Zone at 2814 Sepulveda Boulevard. This project is Categorically Exempt from CEQA per Guidelines Section 15301(a) – Existing Facilities. (Res. No. 13-056)

- C. DIV13-00008: DEL AMO FASHION CENTER OPERATING COMPANY
Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment of four existing parcels into three proposed parcels, on properties located in the H-DA1 Zone at the northeast corner of Hawthorne Boulevard and Carson Street. The CEQA clearance for this proposal is the 1998 Initial Study/Negative Declaration EAS96-0012 for DVP96-0001, and the 2005 and 2012 Addendums to the Negative Declaration previously prepared for MOD-05-0001, DVP05-00004, and MIS12-00293. There are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation. (Res. No. 13-057)

DIV13-00009: DEL AMO FASHION CENTER OPERATING COMPANY
Planning Commission consideration for approval of a Division of Lot to allow a Lot Line Adjustment of four existing parcels into two proposed parcels, on properties located in the H-DA1 Zone at the southwest corner of Fashion Way and Del Amo Circle East. The CEQA clearance for this proposal is the 1998 Initial Study/Negative Declaration EAS96-0012 for DVP96-0001, and the 2005 and 2012 Addendums to the Negative Declaration previously prepared for MOD-05-0001, DVP05-00004, and MIS12-00293. There are no circumstances under Public Resources Code Section 21166 that would trigger the requirement to prepare further CEQA documentation. (Res. No. 13-058)

13. RESOLUTIONS

14. PUBLIC WORKSHOP ITEMS

15. MISCELLANEOUS ITEMS

A. Community Development Director Weekly Summary Report(s)

1. November 14, 2013
2. November 22, 2013

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

18. ORAL COMMUNICATIONS FROM THE PUBLIC #2

19. ADJOURNMENT